

SECURITIES AND EXCHANGE COMMISSION
UNITED STATES
Washington, DC 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) February 3, 2005

REGENCY CENTERS CORPORATION
(Exact name of registrant as specified in its charter)

Florida ----- (State or other jurisdiction of incorporation)	001-12298 ----- Commission File Number)	59-3191743 ----- (IRS Employer Identification No.)
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121 West Forsyth Street, Suite 200 Jacksonville, Florida (Address of principal executive offices)	32202 ----- (Zip Code)
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Registrant's telephone number including area code: (904) 598-7000

Not Applicable
(Former name or former address, if changed since last report)

Item 7.01 Regulation FD Disclosure

There has been recent publicity regarding the CalPERS/ First Washington portfolio. Regency obviously has looked at and has an interest in the portfolio. It is our understanding that other private and public buyers are also actively pursuing the purchase. As far as we know, First Washington/ CalPERS has not made a final decision. We do not intend to comment or respond to questions regarding the portfolio until, if and when, an announcement is made that First Washington has, in fact, agreed to sell the portfolio and who the buyer is.

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

REGENCY CENTERS CORPORATION
(registrant)

February 3, 2005

By: /s/ J. Christian Leavitt

J. Christian Leavitt, Senior Vice
President and Chief Accounting
Officer